056.0	0002	0034.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	894,100	/	894,100
USE VALUE:	894,100	/	894,100
ASSESSED:	894,100	/	894,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEANNARIS ANTHONY
Owner 2:	SILIPIGNI STEVEN F & TINA
Owner 3:	
Street 1:	87 PRESCOTT DRIVE
Street 2:	
Twn/City:	N CHELMSFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01863 Type:

PREVIOUS OWNER

Owner 1:	GEANNARIS GEORGE S -
Owner 2:	-
Street 1:	11 SHERATON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,936 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Aluminum Exterior and 3350 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6936.000	454,400		439,700	894,100
Total Card	0.159	454,400		439,700	894,100
Total Parcel	0.159	454,400		439,700	894,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.90 | /Parcel: 266.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 37463

GIS Ref

GIS Ref

Insp Date 11/29/18

!4643!

PREVIOUS ASSESSMENT

Parcel ID 056.0-0002-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	431,100	0	6,936.	439,700	870,800	870,800	Year End Roll	12/18/2019
2019	111	FV	383,500	0	6,936.	439,700	823,200	823,200	Year End Roll	1/3/2019
2018	111	FV	383,500	0	6,936.	295,200	678,700	678,700	Year End Roll	12/20/2017
2017	111	FV	360,300	0	6,936.	282,600	642,900	642,900	Year End Roll	1/3/2017
2016	111	FV	360,300	0	6,936.	257,500	617,800	617,800	Year End	1/4/2016
2015	111	FV	325,500	0	6,936.	207,300	532,800	532,800	Year End Roll	12/11/2014
2014	111	FV	325,500	0	6,936.	185,300	510,800	510,800	Year End Roll	12/16/2013
2013	111	FV	325,500	0	6,936.	175,900	501,400	501,400		12/13/2012

PRINT

Date	Time
12/10/20	19:38:19

LAST REV

Date	Time
02/25/20	15:25:36

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4643

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEANNARIS GEORG	73574-568	1	11/1/2019	Family	600,000	No	No		
	17631-137		12/1/1986		1	No	No		Lorraine Geannaris dod 10/8/2001

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2006	866	Manual	1,000					replace stairs,lan

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
11/29/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Measured	201	PATRIOT
3/24/2000	Inspected	270	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6936		Sq. Ft.	Site		0	70.	0.91	11									439,658						439,700	

Total AC/HA:	0.15923	Total SF/SM:	6936	Parcel LUC:	111	Apts. 4-8	Prime NB Desc:	ARLINGTON	
Total:	439,658	Spl Credit		Total:	439,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.96343279
Const Adj.:	0.99000001
Adj $ / SQ:	133.532
Other Features:	194500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705657
Depreciation:	251214
Depreciated Total:	454443

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	6	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	M
2	4	2	M
Totals			
4	16	6	

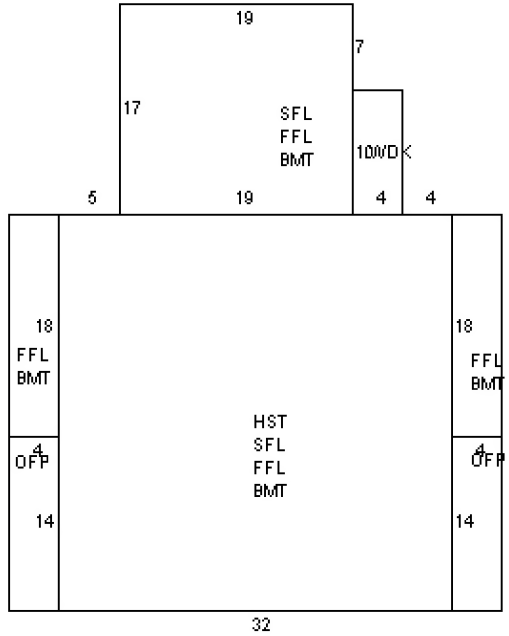
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.53
Special Features:	0	Val/Su Net:	91.01
Final Total:	454400	Val/Su SzAd	135.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,491	40.060	59,729
FFL	First Floor	1,491	133.530	199,096
SFL	Second Floor	1,347	133.530	179,867
HST	Half Story	512	133.530	68,368
OFP	Open Porch	112	30.920	3,463
WDK	Deck	40	15.840	634

Net Sketched Area:	4,993			Total:	511,157
Size Ad	3350	Gross Are	5505	FinArea	3350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.0-0002-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	